

The City of NORMAN

225 N. Webster • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD23-32

APPLICANT:

Dr. Greg Emmert

DATE:

September 14, 2023

LOCATION:

1134 McGee Drive

WARD:

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TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Special Use for a Bar, Lounge or Tavern

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a Bar, Lounge or Tavern adjacent to a canine boarding facility. This property is currently zoned C-2, General Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday**, **September 28**, **2023** from <u>6:00 p.m.</u> until <u>6:30 p.m</u>. The meeting will be held in **Council Chambers** of the **Norman Municipal Building**, **201 West Gray Street**, located west of the downtown Post Office.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2023 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Josh Schoenborn, <u>(405)</u> <u>210-2330</u> during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 23-32

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT/LAND OWNER Dr. Greg Emmert	ADDRESS 1140 McGee Drive Norman, OK 73069	
EMAIL ADDRESS mcgeestreet@aol.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Josh Schoenborn, (405) 210-2330 BEST TIME TO CALL: Regular Business hours	
Concurrent Planning Commission review requested and application submitted with this application. A proposal for development on a parcel of land, generally located 1134 McGee Drive		
and containing approximately Council for consideration within the next six months. The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use): Tavern as a part of a mixed use occupancy within a canine boarding facility.		
	Items submitted: Deed or Legal Description Radius Map Certified Ownership List Written description of project Preliminary Development Map Greenbelt Enhancement Statement Filing fee of \$125.00 Current Zoning: Current Plan Designation:	Concurrent Planning Commission Review Requested:

JOSHUA SCHOENBORN, AIA BRANDON CONKLIN, AIA



August 31st, 2023

City of Norman Planning and Community Development 225 North Webster Avenue Norman, OK 73069

RE: McGee Street Canine Spa, 1134 North McGee Street Norman, OK 73069

Project Narrative

The McGee Street Canine Spa, located at the address referenced above, shall be a single building full-service canine aesthetic care and boarding facility with a tavern space adjacent to retail and outdoor dog play areas.

The canine aesthetic care facility component shall include dog grooming, pet specific product retail space, and administration office space. The boarding facility components shall include dog hygiene spaces, indoor kennels with outdoor access, and indoor/outdoor play areas. The tavern shall house the shared public restrooms and share access to the outdoor play area. The outdoor play areas shall be accessed through the building or through a double gate passage area.

The overall building shall consist of an existing 40' x 40', two-story concrete block structure with the addition of a new 103 square foot masonry entry façade and a new two-story, 3,000 square foot metal building with a masonry and stucco-like exterior finish. The first story of the existing building shall consist of the retail space, grooming space, administration areas, patron restrooms and the tavern. The first floor of the new addition shall consist of indoor/outdoor kennels, indoor/outdoor play areas, and tavern patio place. The second floor of the existing building shall consist of small kennels, an indoor play area, janitor space, and a staff restroom. The second story of the new addition shall consist of indoor kennel space.

For additional project information, please contact our office

Respectfully,

Joshua Schoenborn Principal Architect, Partner

LEGAL DESCRIPTION

A Tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described by metes and bounds as follow;

Thence N00°16'18"W a distance of 395.04 feet to the SE corner of the

Commencing at the Southeast corner of the SW/4 of said Section 36;

ZONING DISTRICT (CITY OF NORMAN):

C-2 GENERAL COMMERCIAL

TOTAL NET BUILDING AREA:

TOTAL GROSS BUILDING FOOTPRINT:

5,478 sq ft

7,708 sq ft

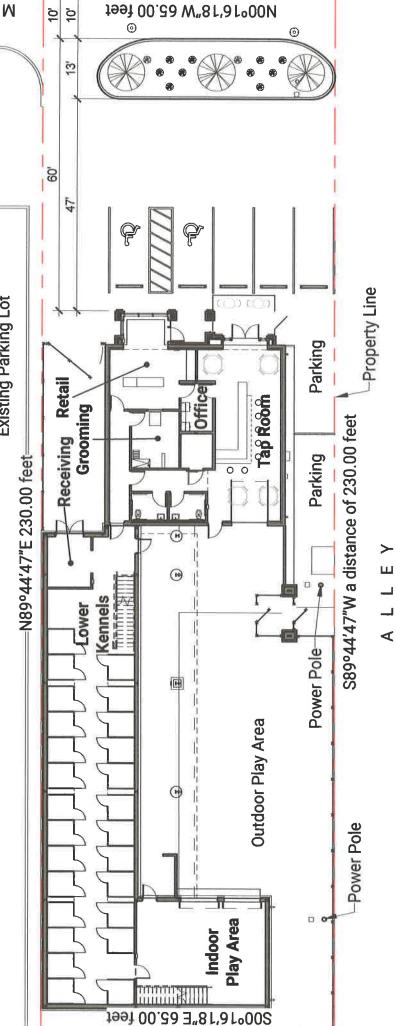
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14,950 sq ft TOTAL LOT SIZE:

Existing Parking Lot (The basis of bearing for the Legal Description is grid bearing derived from the Oklahoma State Plane Coordinate System, NAD83, 1993 – Zone OK South) Thence N00°16'18"W a distance of 65.00 feet to the Point of Beginning. Subject to easements, rights of way and restrictive covenants of record BETHEL BAPTIST WEST ADDITION and being the Point of Beginning; Thence S89°44'47"W a distance of 230.00 feet; Thence N89°44'47"E a distance of 230.00 feet; Thence S00°16'18"E a distance of 65.00 feet:





Plot Plan

PROJECT No. 2210S: Canine Spa

SHEET ISSUE DATE: 09/01/23

BENCHMARK: Special Use Application

NORTH SCALE: 3/64" = 1'-0"